



Fair Housing Center



of Metropolitan Detroit



GRANNY ON HER 104th BIRTHDAY
2017

Civil Rights Act of 1866 and 1870

[¶ 3150]

CIVIL RIGHTS ACTS of 1866 and 1870
[U.S.C. Tit. 42, § 1981-1982]

[¶ 3151] § 1981. **Equal rights under the law.**—All persons within the jurisdiction of the United States shall have the same right in every State and Territory to make and enforce contracts, to sue, be parties, give evidence, and to the full and equal benefit of all laws and proceedings for the security of persons and property as is enjoyed by white citizens, and shall be subject to like punishment, pains, penalties, taxes, licenses, and exactions of every kind, and to no other. [Act May 31, 1870, Ch. 114, § 16, 16 Stat. 144.]

[¶ 3152] § 1982. **Property rights of citizens.**—All citizens of the United States shall have the same right, in every State and Territory, as is enjoyed by white citizens thereof to inherit, purchase, lease, sell, hold, and convey real and personal property. [Act Apr. 9, 1866, Ch. 31, § 1, 14 Stat. 27.]

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UNDERWRITING MANUAL

UNDERWRITING AND VALUATION PROCEDURE
UNDER TITLE II
OF THE
NATIONAL HOUSING ACT

U.S. FEDERAL
HOUSING ADMINISTRATION

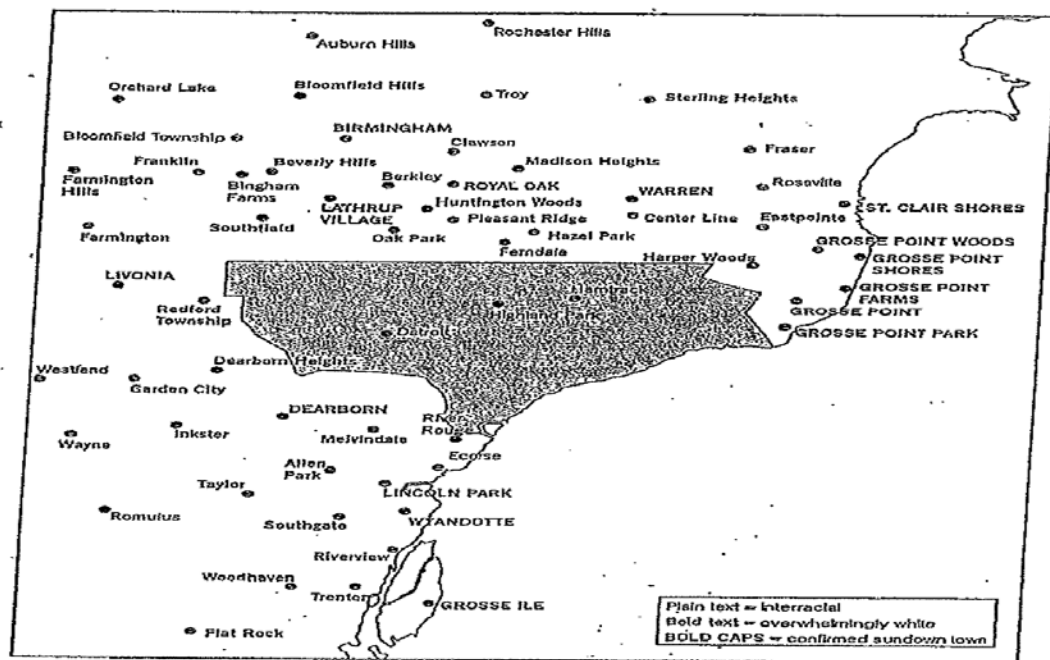


WASHINGTON, D. C.

980 (3). Recorded restrictive covenants should str
d supplement zoning ordinances and to be really effective
lude the provisions listed below. The restrictions should
ded with the plat, or imposed as a blanket encumbrance
lots in the subdivision, and should run for a period of a
enty-five to thirty years. Recommended restrictions sho
de provision for the following:

- a. Allocation of definite areas for specific uses such as
or two-family houses, apartments, and business str
- b. The placement of buildings so they will have adequate
and air with assurance of a space of at least ten feet
between buildings
- c. Prohibition of the resubdivision of lots
- d. Prohibition of the erection of more than one dwelling
lot
- e. Control of the design of all buildings, by requiring
approval by a qualified committee, and by appro
cost limitations or minimum square foot ground floor
- f. Prohibition of nuisances or undesirable buildings such
stables, pig pens, temporary dwellings, and high fences
- g. Prohibition of the occupancy of properties except by
race for which they are intended
- h. Appropriate provisions for enforcement

SUNDOWN TOWNS
BY
JAMES LOEWEN





GRANNY'S HOUSE

04/18/2008



Defining Discrimination

- Any act which excludes a person on the basis of **race, color, religion, sex, handicap, familial status, or national origin.** (Federal)

U. S. Department of Housing and Urban Development 



EQUAL HOUSING OPPORTUNITY

We Do Business in Accordance With the Federal Fair Housing Law
(The Fair Housing Amendments Act of 1988)

It is illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin

<input type="checkbox"/> In the sale or rental of housing or residential lots	<input type="checkbox"/> In the provision of real estate brokerage services
<input type="checkbox"/> In advertising the sale or rental of housing	<input type="checkbox"/> In the appraisal of housing
<input type="checkbox"/> In the financing of housing	<input type="checkbox"/> Blockbusting is also illegal

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:
1-800-669-9777 (Toll Free)
1-800-925-9275 (TTY)

U.S. Department of Housing and Urban Development
Assistant Secretary for Fair Housing and Equal Opportunity
Washington, D.C. 20410

Residence addresses are optional. Form HUD-924.2 (2-81)

The Purpose of the Fair Housing Act

- ❑ **Eliminate discrimination and ensure everyone is treated equally in both the sale and rental of housing.**
 - ❖ No provision in the United States Constitution, in any federal statute, or in any federal subsidized housing program ensures that all persons will have access to decent, safe, and sanitary housing as a matter of right.
 - ❖ The fair housing laws do not directly address the problems of the homeless or those who cannot afford decent housing. They prohibit certain types of discrimination that limit the choices of persons in the housing market.

Under the Fair Housing Act It is Illegal to...

- ❖ Refuse to Rent or Sell to a person protected under the Fair Housing Act
- ❖ Discriminate in Terms, Conditions or Privileges
- ❖ Use Discriminatory Advertising
- ❖ Deny Availability or Make Housing Unavailable
- ❖ Provide different Housing Services or Facilities or Deny Access
- ❖ Block-bust and Steer
- ❖ Fail to Make Reasonable Accommodations or Allow a Resident to make Reasonable Modifications

Local Ordinances For Protected Classes

- ❖ State or Local ordinances provide broader coverage than federal law. In some localities it may be illegal to discriminate against...
 - Marital Status
 - Sexual Orientation
 - Age
 - Source of Income
 - Military Status
 - Students
- ❖ The most restrictive law prevails, whether it is Federal or Local
- ❖ **It is your responsibility to know and follow the law!**

Fair Housing Act - Exemptions

- ❖ **Small Property & Owner Occupied** sometimes called the "Mom & Pop" exemption applies to the following.
 - **Individuals who own three single family homes, or less at any one time. Other guidelines apply.**
 - **Owner-occupied buildings that have four units or less. (Ms. Murphy Law) The owner must reside in one of the units to claim the exemption.**
- ❖ **Religious Organizations and Private Clubs**
 - **A restriction on the sale or rental of property owned by groups may be limited to their members, if they meet the federal guidelines.**
 - **Anyone who seeks to use this exception to Fair Housing Law should confirm it with competent legal counsel first, as an error in interpretation could prove costly.**



NEW DEVELOPMENTS

العربية ESP PYC DE FR
ИНОТВ RTD RUPTLY

Applications RSS

QUESTION MORE

LIVE

Q | A

18:20 GMT, Sep 02, 2016

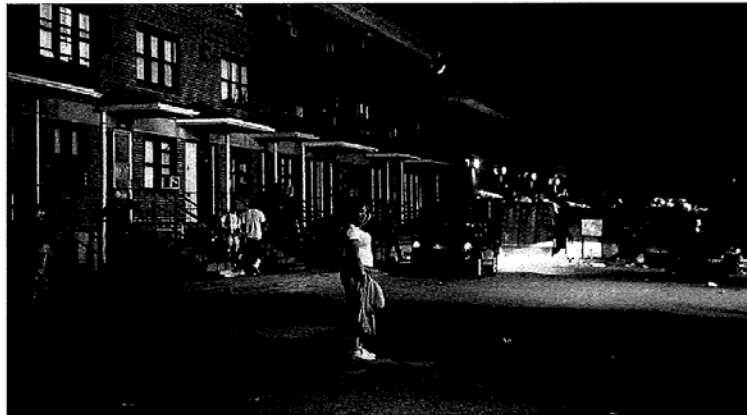
AEROFLOT *Russian Airlines*   more than **300** destinations
*Including regular flights of PJSC RA

FBI RELEASES SUMMARY OF ITS INTERVIEWS RELATED TO CLINTON INVESTIGATION

Home / America /

Sex-for-repairs scheme: \$8 million settlement reached in Baltimore public housing case

Published time: 8 Jan, 2016 21:32



© Eric Thayer / Reuters

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No children allowed

- FAIR HOUSING CENTER OF METROPOLITAN DETROIT v. IRON STREET PROPERTIES, INC., BOYDELL DEVELOPMENT, INC., AND DENNIS KEFALLTNOS

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- Cooperating Attorney Chui Karega has filed a complaint on behalf of the Fair Housing Center of Metropolitan Detroit (FHCMD) against Iron Street Properties, Inc., Boydell Development, Inc., and Dennis Kefallinos alleging Familial Status (families with minor children) and race discrimination . Testing evidence disclosed a city wide policy of refusing families with minor children at 11 loft properties. The action was filed in Federal Court and the Honorable John Corbett O'Meara.
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Limits to families

- **FHCWM et al v Monarch Investment & Management Group, LLC**

- The Fair Housing Center of West Michigan (“FHCWM”), the Fair Housing Center of Southeast & Mid Michigan (“FHCSEM”), the Fair Housing Center of Metropolitan Detroit (“FHCMD”), and the Fair Housing Center of Southwest Michigan (“FHCSWM”) collectively filed a joint complaint against Monarch Investment & Management Group, LLC (“Monarch” or “Respondent”), a property management company with multiple apartment complexes throughout Michigan, for its alleged pattern and practice of discrimination on the basis of familial status, in violation of the Fair Housing Act (“FHA”), 42 U.S.C. § 3601 et seq. 1. After extensive testing, test results divulged that the Respondent administered a strict, two-person per bedroom maximum occupancy policy at a number of its properties. Attorney Jia Cobb at Relman, Dane & Colfax, PLLC filed the HUD complaint on behalf of the aforementioned fair housing centers.

*You have been
assigned this
mountain to
show others it
can be moved*